Davidson County DEEDTRS
Recvd: 04/25/05 11:39 3 pgs
Fees:18.00 Taxes:232.16
20050425-0045589

THIS INSTRUMENT PREPARED BY:
HUDNALL, COHN & ABRAMS OF TN, LLC
780 Johnson Ferry Road, Suite 250
Atlanta, GA 30342

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration, or value for this transfer, whichever is greater, is $62,745.48

jennifer james Affiant

Subscribed and sworn to before me this 21 day of April, 2005

Notary Public

My commission expires:

NANCY JOHNSTON NOTARY PUBLIC GEORGIA CHEROKEE COUNTY

MAP-PARCEL NOS.

ADDRESS NEW OWNER
U.S. Bank National Association, as trustee for the holders of EQCC Home Equity Loan Asset Backed Certificates, Series 1998-2
c/o Select Portfolio Servicing, Inc.
3815 Southwest Temple
Salt Lake City, Utah 84115

SEND TAX BILLS TO:

Select Portfolio Servicing, Inc.
3815 Southwest Temple
Salt Lake City, Utah 84115

Map _____
Parcel 08307005000

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Jack Lee Phillips by Deed of Trust (the "Deed of Trust") dated February 26, 1998, of record in Book 10847, Page 503, Register's Office for Davidson County, Tennessee, conveyed to John Lowe, Trustee, the hereinafter described real property to secure the payment of a certain Promissory Note (the "Note") described in the Deed of Trust, which Note was payable to EquiCredit Corporation of TN, and

WHEREAS, the undersigned was appointed Substitute Trustee by the owner and holder of the Note by an instrument of record in Instrument No. 20050318-0029947 said Register's Office; and

WHEREAS, default was made in the payment of the Note; and

WHEREAS, the owner and holder of the Note demanded that the Substitute Trustee foreclose the Deed of Trust; and

WHEREAS, pursuant to instructions of the owner and holder, the Substitute Trustee advertised said property for sale in accordance with the terms and provisions of the Deed of Trust, notices of the time and place of said sale having been published in the Nashville Record on March 17, 2005; March 24, 2005; and March 31, 2005; and

WHEREAS, the Substitute Trustee, as required by the terms of the Deed of Trust, offered said property for sale to the highest bidder for cash, at public outcry, at the front entrance to Gaylord Entertainment Center in Nashville, Tennessee at 12:00 p.m. on April 7, 2005. And, U.S. Bank National Association, as trustee for the holders of EQCC Home Equity Loan Asset Backed Certificates, Series 1998-2, (hereinafter "Grantee") being the highest and best bidder thereof, became the purchaser of said property for the sum of Sixty-two thousand, seven hundred forty-five and 48/100 ($62,745.48) Dollars.

NOW, THEREFORE, **HUDNALL, COHN AND ABRAMS OF TN, LLC** in his/her capacity as Substitute Trustee, and not otherwise, for and in consideration of the premises and the payment of the sum stated above, the receipt of which is hereby acknowledged, hereby transfers and conveys to the Grantee, his/her/its heirs, representatives, successors, and assigns, certain real property located in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, Being Lot No. 18 on the Plat of Robert E. Powers Lands of Record in Book 421, Page 56, Register's Office for Davidson County, Tennessee. Lot No. 18 fronts 50 feet on the easterly side of Powers Avenue, and runs back between parallel lines 154 feet to an alley.

TO HAVE AND TO HOLD the aforesaid property free from all such legal, equitable, and statutory rights of redemption, exemptions of homestead, rights by virtue of marriage, and all other exemptions of every kind, all of which were waived in the Deed of Trust, in as full and complete manner as the undersigned, in his/her capacity as Substitute Trustee, and not otherwise, has the power to convey the same.

HUDNALL, COHN & ABRAMS OF TN, LLC, as Substitute Trustee, and not otherwise, warrants the title to said property to the Grantee, his/her/its heirs, representatives, successors, and assigns against the lawful claims of all persons claiming by, through or under him, but not otherwise.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 15 day of April, 2005.

HUDNALL, COHN & ABRAMS OF TN, LLC

STATE OF Georgia
COUNTY OF Fulton

On April 21, 2005, before me, Janeanne Johnston, a Notary Public in and for Cherokee County, in the State of Georgia personally appeared Richard B. Manus who acknowledged himself/herself to be the aforesaid officer of the above named corporation, and that he/she, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as the officer designated therein. In witness, whereof I hereunto set my hand and official seal.

WITNESS my hand and official seal,

Name: Janeanne Johnston
Notary Expires:

JANANNE JOHNSTON NOTARY PUBLIC GEORGIA CHEROKEE COUNTY